103.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,500 / 835,500
					USE VALUE:	835,500 / 835,500
					ASSESSED:	835,500 / 835,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONOS ERNEST/MICHELLE
Owner 2:	
Owner 3:	
Street 1:	46 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BABIN JAMES -
Owner 2:	-
Street 1:	46 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,380 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Exterior and 1950 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13380.000	260,500		575,000	835,500
Total Card	0.307	260,500		575,000	835,500
Total Parcel	0.307	260,500		575,000	835,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.46 | /Parcel: 428.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	66350
GIS Ref	
GIS Ref	
Insp Date	09/20/18

!8212!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,500	0	13,380.	575,000	835,500	835,500	Year End Roll	12/18/2019
2019	101	FV	213,800	0	13,380.	575,000	788,800	788,800	Year End Roll	1/3/2019
2018	101	FV	213,800	0	13,380.	492,800	706,600	706,600	Year End Roll	12/20/2017
2017	101	FV	213,800	0	13,380.	460,000	673,800	673,800	Year End Roll	1/3/2017
2016	101	FV	213,800	0	13,380.	394,300	608,100	608,100	Year End	1/4/2016
2015	101	FV	212,800	0	13,380.	353,200	566,000	566,000	Year End Roll	12/11/2014
2014	101	FV	212,800	0	13,380.	326,900	539,700	539,700	Year End Roll	12/16/2013
2013	101	FV	212,800	0	13,380.	311,700	524,500	524,500		12/13/2012

PRINT

Date	Time
12/10/20	22:47:26

LAST REV

Date	Time
10/04/18	10:45:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BABIN JAMES	53465-554		8/28/2009		510,000	No	No		
	13164-624		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	66350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2009	624	Redo Kit	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	189	PATRIOT
4/14/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13380		Sq. Ft.	Site		0	70.	0.61	4									574,979						575,000	

Total AC/HA: 0.30716 | Total SF/SM: 13380 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 574,979 | Spl Credit | Total: 575,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.18846154
Const Adj.:	0.99992472
Adj $ / SQ:	112.895
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353891
Depreciation:	93427
Depreciated Total:	260464

COMMENTS

FFL 51X26 IS SLAB.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB		

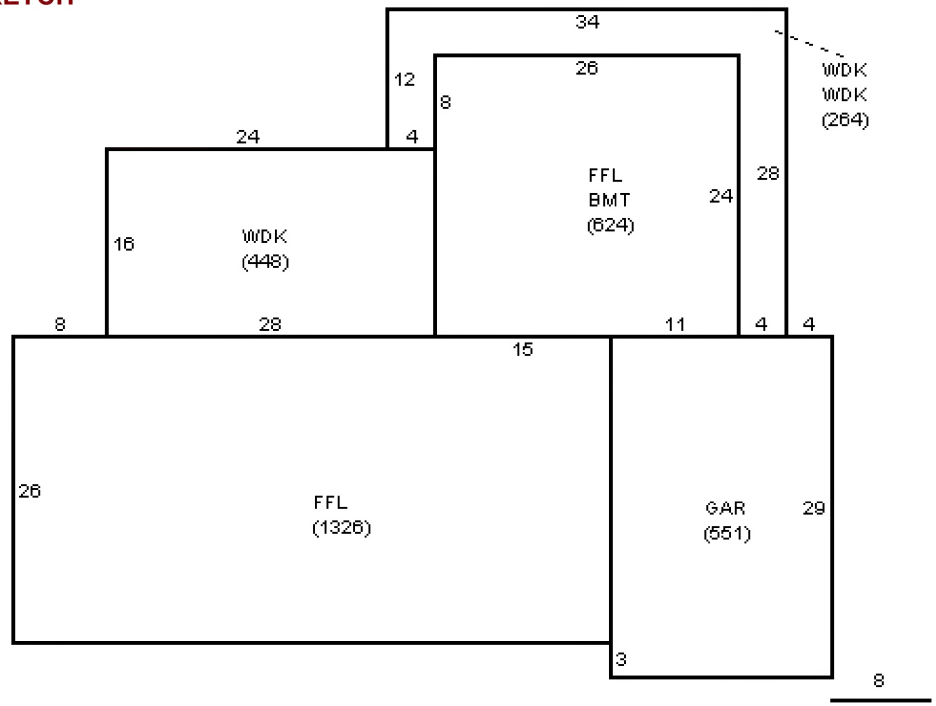
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,950	112.900	220,146
WDK	Deck	976	7.020	6,855
GAR	Garage	551	19.540	10,764
BMT	Basement	250	33.870	8,454
	Net Sketched Area:	3,727	Total:	246,219
Size Ad	1950	Gross Are	4101	FinArea 1950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	40				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.18
Special Features:	0	Val/Su Net:	69.90
Final Total:	260500	Val/Su SzAd	133.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	